164.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	924,800	/	924,800
USE VALUE:	924,800	/	924,800
ASSESSED:	924,800	/	924,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOREMUS CELIA J
Owner 2:	
Owner 3:	
Street 1:	9 HARVARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2623 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6266.000	499,200		425,600	924,800
Total Card	0.144	499,200		425,600	924,800
Total Parcel	0.144	499,200		425,600	924,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.57 | /Parcel: 352.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108555

GIS Ref

GIS Ref

Insp Date 07/27/18

!12701!

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	499,200	0	6,266.	425,600	924,800		Year end	12/23/2021
2021	104	FV	475,900	0	6,266.	425,600	901,500		Year End Roll	12/10/2020
2020	104	FV	475,900	0	6,266.	425,600	901,500	901,500	Year End Roll	12/18/2019
2019	104	FV	366,000	0	6,266.	425,600	791,600	791,600	Year End Roll	1/3/2019
2018	104	FV	366,000	0	6,266.	376,900	742,900	742,900	Year End Roll	12/20/2017
2017	104	FV	342,600	0	6,266.	316,100	658,700	658,700	Year End Roll	1/3/2017
2016	104	FV	342,600	0	6,266.	316,100	658,700	658,700	Year End	1/4/2016
2015	104	FV	304,100	0	6,266.	273,600	577,700	577,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:24:58

LAST REV

Date	Time
08/15/18	08:48:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12701

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENSEL CAROLE	26907-217		12/16/1996		252,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2007	1051	Redo Bat	11,000	C		G9	GR FY09	
7/16/1993	323	Manual	10,000	C				SIDING/WINDOW/DOOR
5/26/1993	210	Manual	4,000	C				REPAIR PORCH
10/27/1992	550	Manual	2,000	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
2/25/2009	Meas/Inspect	189	PATRIOT
12/3/1999	Meas/Inspect	267	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6266		Sq. Ft.	Site		0	70.	0.97	8									425,584						425,600	

Total AC/HA:	0.14385	Total SF/SM:	6266	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	425,584	Spl Credit		Total:	425,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05030501
Const Adj.:	0.99989998
Adj $ / SQ:	189.036
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678206
Depreciation:	179046
Depreciated Total:	499160

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	1
Totals			
2	12	6	

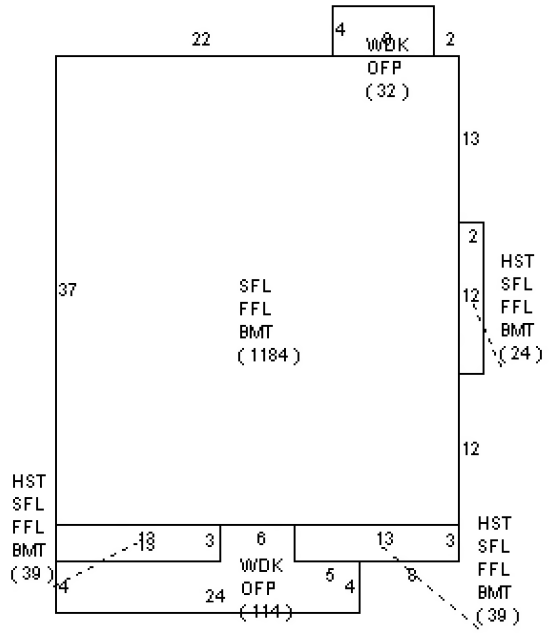
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.04
Special Features:	0	Val/Su Net:	118.83
Final Total:	499200	Val/Su SzAd	190.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,286	56.710	72,930
FFL	First Floor	1,286	189.040	243,100
SFL	Second Floor	1,286	189.040	243,100
OFP	Open Porch	146	27.800	4,059
WDK	Deck	146	12.850	1,876
HST	Half Story	51	189.040	9,641

Net Sketched Area:	4,201			Total:	574,706
Size Ad	2623	Gross Area	4252	FinArea	2623

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

164.0-0002-0009.0

IMAGE

AssessPro Patriot Properties, Inc